



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 1983-00161
 ZONING APPLICATION DOA-2019-01496
 (Mercedes Maintenance Renovation)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Ryan Vandenburg, Senior Site Planner**, at **(561) 233-5233**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

<p>Zoning Commission: February 6, 2020 at 9:00 a.m. Vista Center Complex 2300 North Jog Road, Room VC-1W-47 Ken Rogers Hearing Room West Palm Beach, Florida</p>	<p>Board of County Commissioners: February 27, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida</p>
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GENERAL LOCATION: Southeast corner of Okeechobee Boulevard and Indian Road.
TITLE: a Development Order Amendment (DOA) **REQUEST:** to reconfigure the Site Plan; add and delete square footage; and, modify Conditions of Approval.

APPLICATION SUMMARY: Proposed is a Development Order Amendment (DOA) for the Mercedes Maintenance Renovation development. The 13.93 acre site was originally approved by the Board of County Commissioners (BCC) on March 13, 1984 for a rezoning from Residential Multiple Family District (Medium Density) to the General Commercial Zoning district, with a Special Exemption to allow a Planned Commercial Development. The last applicable approval by the BCC for the site was on September 22, 2016 for a DOA to modify the Site Plan, add and delete square footage, and modify Conditions of Approval (Signs).



The applicant is proposing to renovate and expand the existing Mercedes Benz dealership on the subject site, as well as make modifications to existing buildings, and storage and parking areas. The overall Vehicle Sales and Service facility (Building 2, Mercedes Benz Dealership) will be expanded from a total of 59,614 square feet (sq. ft.) to 98,934 sq. ft. (+39,320 sq. ft.), which includes the addition of a rooftop bullpen inventory storage area. Further, the applicant is proposing an expansion to the Paint and Body Shop (Building 5) from 10,238 sq. ft. to 14,063 sq. ft. (+3,825 sq. ft.), and a reduction in the size of the existing Maintenance Building (Building 1) from 23,756 sq. ft. to 6,068 sq. ft. (-17,688 sq. ft.). Other on-site modifications include removal of bullpen parking in the southwest corner of the subject site for the addition of employee parking, increasing parking from 506 to 557 spaces (+51), and three new Vehicle Sales display patios along Okeechobee Blvd. No changes are proposed to the three existing access points on Indian Road, and the two access points on Okeechobee Blvd.

This application was reviewed for compliance with Unified Land Development Code (ULDC) Ord. 2003-067, Supplement 25.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Ryan Vandenburg
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.1983-00161) Application No. ZV/DOA-2019-01496 (Mercedes Maintenance Renovation)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Commission Hearing and/or Board of County Commissioners hearing. My representative's name, address, and phone number are:

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.